Policy number	**Policy 203**
Policy title	Stormwater runoff containment
Strategic outcomes supported	EN1 – Protecting and enhancing the natural environment. EN3 – Enhancing and enabling livability through planning, urban design and development. EN5 – Providing facilities that are well built and well maintained

Policy objective:

To provide guidance on the Towns stormwater drainage requirements, applicable to both new and existing developments.

Policy scope:

This policy applies to the management of stormwater drainage in the Town.

Policy definitions:

Annual Exceedance Probability (AEP): means the probability of an event being either equaled to or exceeded within a given year.

Permissible Site Discharge (PSD): Is the maximum rate of discharge permitted by the Town that can be accommodated by the existing downstream stormwater system.

Freeboard: Is the vertical allowance made between the design water level and some identifiable/specific point, such as a bridge, top of an embankment or finished floor levels in adjacent buildings.

Water Sensitive Urban Design: (WSUD) is an approach to urban planning and design that aims to manage water sustainably in urban areas. WSUD principles look to reduce the impact of our urban areas on natural water systems, promoting sustainability and the protection of these natural water systems.

Policy statement:

Residential Development

1. All stormwater generated from residential developments shall be retained on site in accordance with the provisions outlined in the Residential Design Codes (R-Codes) and the Town's "Onsite Stormwater Drainage Requirements Sheet" located on the Town's website.
2. Connection to the Town's drainage infrastructure may be approved in exceptional circumstances; where climatic, local soil or groundwater conditions make it impractical to retain stormwater onsite. Justification shall be provided by the proponent in writing and determined and approved by the Town, prior to construction works. Examples of exceptional circumstances (not an exhaustive list) include:
    a. High ground water table – 0.5m to 1.0m below existing ground level
    b. Space limitations due to building envelope coverage on the lot.
    c. High clay content in soil where infiltration rates are poor, evidenced by a geotechnical report
    d. Contaminated sites where excavations maybe restricted.
    e. Large scale subdivisions where the stormwater network has been designed to accommodate individual lot connections.

3. Water Sensitive Urban Design (WSUD) principles and methods for the management of stormwater must be considered as a first preference. Options like permeable paving for trafficable areas, rain gardens, small basins or swales will be highly regarded and favoured outcomes as an alternative to a connection to the Town's stormwater network. Stormwater harvesting for the purpose of irrigation may also be considered.

4. In circumstances where flood routing options are limited (e.g trapped low points) and stormwater cannot be conveyed adequately from private property into the Town's road network and/or subsequent drainage pipes, the proposed building pad shall be recommended to be designed such that stormwater will not inundate the habitable floor area during a 1% AEP storm event. Stormwater Management Plans may be required to be submitted for multiple dwelling/multi storey apartment developments.

Commercial/Industrial/Mixed-Use Development

5. An onsite retention capable of retaining a 1% AEP is required. Duration and peak flow calculations must be provided by a qualified Hydraulic Engineer.

6. Water Sensitive Urban Design principles will also be applicable to these land uses. Treatments where stormwater run-off is conveyed to landscaped areas or sub surface infiltration systems will be permitted where appropriate and are fit for purpose.

7. Commercial/Mixed Use/Industrial developments are required to submit a Stormwater Management Plan and must include details, but not limited to the following:

    a. Construction plans showing proposed connections with pipe sizes; lengths; material type; grades; class and hydraulic details
    b. Existing feature survey of the site showing levels and contours
    c. Proposed earthworks levels and finished floor levels
    d. Roof drainage and capture points
    e. Soakwell and manholes proposed onsite
    f. Stormwater calculations to support the application
    g. Geotechnical reports

8. Where topographical or ground conditions make it impractical for a commercial/Industrial Development to accommodate stormwater onsite, an overflow option may be considered into the Town's drainage network subject to permissible site discharge requirements having been determined by the proponent and approved by the Town.

General Requirements

9. Where stormwater overflow discharge from a residential/commercial or Industrial property is proposed, a detailed justification is required encompassing the following documentation.

    a. Geotechnical report detailing requirements for offsite stormwater containment
    b. Stormwater Management Plan

c. A comprehensive stormwater plan certified by a Hydraulic Engineer

d. Options include WSUD outcomes and treatments to capture stormwater at source

10. Where there is concern regarding the pollution of the stormwater generated on such a property, the stormwater must be adequately treated and retained on site.

11. Any civil works required to accommodate an overflow discharge into the Town's stormwater drainage system shall be undertaken by the proponent at their expense.

12. Maintenance of any overflow pit and pipe assets in the verge that are connected to private property drainage systems will be the responsibility of the property owner to undertake periodic cleaning and inspections as required.

13. The Town reserves the right to modify/amend or remove private drainage systems located within reserve where they adversely affect the functionality of the Town's drainage network. Property owners will be notified a minimum of 5 days prior to works.

14. Clearance of stormwater conditions are subject to the proponent satisfying development requirements aligned to this policy

Related documents

Local Government Act 1995 s.3.25 (1) Schedule 3.1(1)

Responsible officers	Manager Technical Services.
Policy manager	Chief Operations Officer.
Approval authority	Council
Next evaluation date	December 2028

Revision history

Version	Action	Date	Authority	Resolution number	Report number
1	Approved	12/08/1997	Council		Item 14.3
2	Reviewed	15/08/2006	Council		Item 4.1
3	Reviewed	09/07/2013	Councill		Item 10.1
4	Reviewed	11/08/2015	Council		Item 10.1
5	Reviewed and amended	20/08/2019	Council	148/2019	Item 10.1
6	Reviewed and amended	15/06/2021	Council	127/2021	Item 15.3
7	Administratively amended	18/08/2023	Delegation		
8	Reviewed and amended	9/12/2025	Council	259/2025	Item 11.2